

**CITY OF NEWPORT BEACH
PLANNING COMMISSION STAFF REPORT**

January 3, 2013 Meeting

Agenda Item 2

SUBJECT: Corporate Plaza PC Amendment - (PA2012-145)
2 and 3 Corporate Plaza
▪ Planned Community Development Plan Amendment No. PD2012-003

APPLICANT: 3 Corporate Plaza LP – Richard Wray

PLANNER: Kay Sims, Assistant Planner
(949) 644-3237 or ksims@newportbeachca.gov

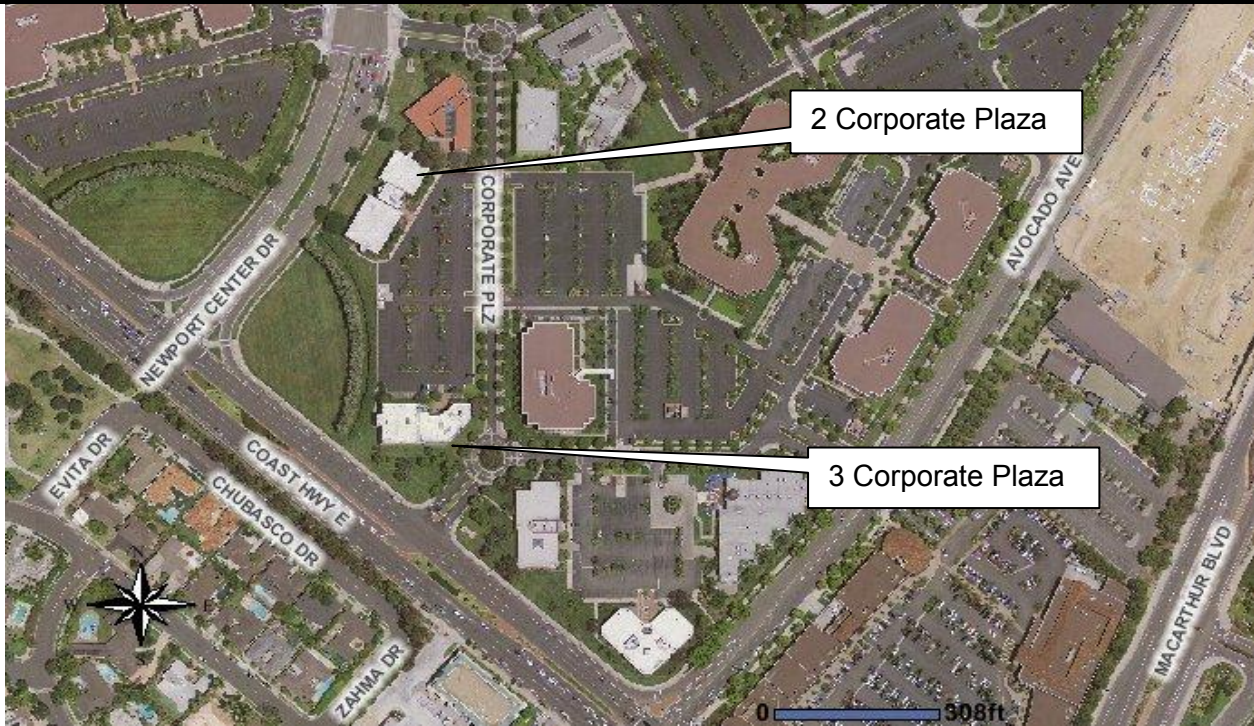
PROJECT SUMMARY

An amendment to the Corporate Plaza Planned Community Development Plan and District Regulations to increase the permitted maximum square footage for medical/dental use at 3 Corporate Plaza by 200 square feet, to a total of 3,300 square feet; and to simultaneously decrease the maximum square footage of medical/dental use at 2 Corporate Plaza by 200 square feet, to a total of 1,900 square feet.

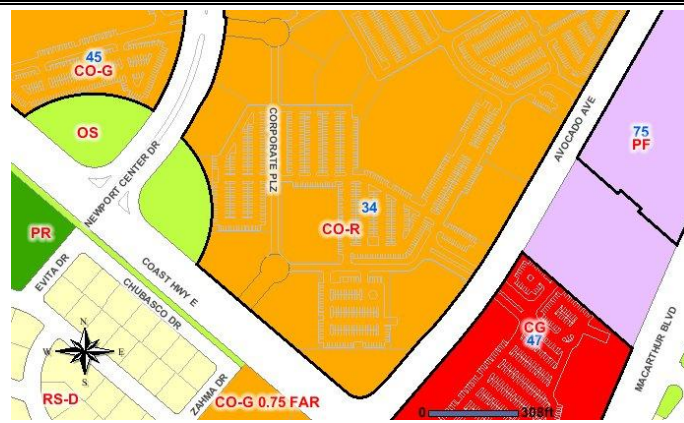
RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Resolution No. ____ approving Planned Community Development Plan Amendment No. PD2012-003 (Attachment No. PC 1).

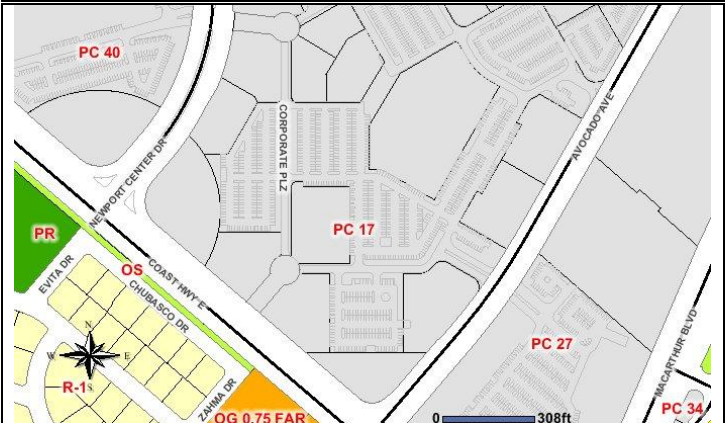
VICINITY MAP



GENERAL PLAN



ZONING



LOCATION	GENERAL PLAN	ZONING	CURRENT USE
ON-SITE	CO-R (Regional Commercial Office)	PC 17 (Corporate Plaza)	Office Buildings
NORTH	CO-R (Regional Commercial Office)	PC 17 (Corporate Plaza)	Office Buildings
SOUTH	RS-D (Single-Unit Residential) CO-G (General Commercial Office)	R-1 (Single-Unit Residential) OG (Office General)	Single-Unit Dwellings/ Office Buildings
EAST	CG (General Commercial)/ PF (Public Facilities)	PC 27 (Newport Village)	Retail Center/ Library, City Hall
WEST	CO-G (General Commercial Office)	PC 40 (Corporate Plaza West)	Office Buildings

INTRODUCTION

Project Setting and Background

The Corporate Plaza Planned Community District (PC 17) covers an area of approximately 47.8 acres located north of East Coast Highway between Newport Center Drive and Avocado Avenue. It consists of twenty-three building sites connected with shared parking areas. Twenty-two building sites have been developed with office buildings and one (Building Site No. 11) is developed as a shared parking area. The maximum entitlement is 477,320 gross square feet of professional office space, which includes 79,847 gross square feet of building floor area that can be used as medical/dental office space within specific Building Sites.

The subject properties, 2 and 3 Corporate Plaza (Building Site Nos. 2 and 3) are located near the intersection of East Coast Highway and Newport Center Drive adjacent to the same parking area. The office buildings are developed as follows: 2 Corporate Plaza – 24,246 gross square feet and 3 Corporate Plaza – 20,886 gross square feet.

On June 22, 2004, City Council Ordinance No. 2004-13 was passed approving Amendment No. 2004-002 for changes to the Corporate Plaza Planned Community District Regulations, which included allowing a maximum 2,100 gross square feet of medical/dental office uses within Building Site No. 2 and a maximum 3,100 gross square feet of medical/dental office uses within Building Site No. 3. Currently, 2 Corporate Plaza has one suite (1,738 square feet) that is occupied by a medical office use and 3 Corporate Plaza has two suites (totaling 3,175 square feet) that are occupied with medical/dental use.

Project Description

The applicant proposes an amendment to the Corporate Plaza Planned Community Development Plan and District Regulations to increase the permitted maximum square footage for medical/dental use at 3 Corporate Plaza by 200 square feet, to a total of 3,300 square feet; and to simultaneously decrease the maximum square footage of medical/dental use at 2 Corporate Plaza by 200 square feet, to a total of 1,900 square feet.

DISCUSSION

Analysis

Amendments to the General Plan Land Use Plan, Coastal Land Use Plan, and Zoning Code are legislative acts. Neither City regulations nor State planning law set forth required findings for approval or denial of such amendments. However, when making a recommendation to the City Council, the Planning Commission should consider whether the proposal is consistent with the General Plan and Zoning Code.

General Plan

The Corporate Plaza Planned Community General Plan Land Use Category, Regional Commercial Office (Co-R), is intended to provide for administrative and professional offices that serve local and regional markets, with limited accessory retail, financial, service, and entertainment uses; anomaly 34 limits maximum development to 484,348 square feet. The proposed amendment involves transfer of permitted medical/dental office use entitlement between two building sites within the planned community. It does not change the density, intensity, or types of uses permitted on the two properties, or within the planned community; and, therefore, is consistent with the General Plan Land Use designation.

Zoning Code/Planned Community

Land use and property development on the subject properties are regulated by the Corporate Plaza Planned Community District Regulations. Pursuant to Section IV: Business, Professional, Medical, Commercial, a maximum 2,100 gross square feet of medical/dental office uses are allowed within Building Site No. 2 (2 Corporate Plaza) and a maximum 3,100 gross square feet within Building Site No. 3 (3 Corporate Plaza). Currently, within Building Site No. 2 (2 Corporate Plaza), there is 362 square feet of medical/dental office space entitlement that is not being utilized.

The Corporate Plaza Planned Community District Regulations state that the regulations are to provide a method whereby property may be classified and developed for commercial activity, professional, business, and medical offices; and the regulations are intended to provide flexibility in both the land use and development standards for the planned building groups. The proposed amendment is consistent with the intent of these district regulations, since it involves transferring medical/dental square footage entitlement between two building sites only and will not increase the total medical/dental office square footage permitted within the Corporate Plaza Planned Community. No additional parking spaces will be required and no changes to the shared parking area adjacent to two properties areas will be needed.

Summary

Staff recommends approval of proposed amendment, since it is consistent with the Corporate Plaza Planned Community District Regulations and the General Plan, and will not be detrimental to the City of Newport Beach. The amendments to the Corporate Plaza District Regulations have been included as noted as redlined changes on pages 4 and 8 in Exhibit "A" attached to the draft Resolution of Approval.

Alternatives

The Planning Commission may recommend approval of a modified project to the City Council or deny the application. If the amendment is denied, no further action is taken, unless appealed to the City Council.

Environmental Review

This action is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects that have the potential for causing a significant effect on the environment (Section 15061.b.3 of the CEQA Guidelines). It can be seen with certainty that there is no possibility that this activity will have a significant effect on the environment.

The proposed amendment involves transferring permitted entitlement for medical/dental office square footage from one building site to another within the Corporate Plaza Planned Community only. It does not affect the density/intensity, parking requirements, or types of uses allowed within the planned community and will require only minor changes to the development standards. No construction is proposed with this application. This activity, therefore, is not subject to CEQA.

Public Notice

Notice of this application was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days prior to the decision date, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

Prepared by:

Submitted by:



Kay Sims, Assistant Planner



Brenda Wisneski, AICP, Deputy Director

ATTACHMENTS

PC 1	Draft Resolution for Approval and Exhibit "A"
PC 2	Draft Resolution of Denial
PC 3	Current Tenant Roster: 2 and 3 Corporate Plaza

: 07/31/12

Attachment No. PC 1

Draft Resolution of Approval and
Exhibit "A" with Redlined Changes

RESOLUTION NO. #####

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH APPROVING PD2012-003 FOR AN AMENDMENT TO THE CORPORATE PLAZA PLANNED COMMUNITY DEVELOPMENT PLAN AND DISTRICT REGULATIONS TO INCREASE THE PERMITTED MAXIMUM SQUARE FOOTAGE FOR MEDICAL/DENTAL USE AT 3 CORPORATE PLAZA BY 200 SQUARE FEET TO A TOTAL OF 3,300 SQUARE FEET; AND SIMILUTANEOUSLY, DECREASE THE MAXIMUM SQUARE FOOTAGE OF MEDICAL/DENTAL USE AT 2 CORPORATE PLAZA BY 200 SQUARE FEET TO A TOTAL OF 1,900 SQUARE FEET (PA2012-145).

THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Richard Wray, on behalf of 3 Corporate Plaza LP, with respect to properties located at 2 and 3 Corporate Plaza and legally described as Parcels 2 and 3 of Re-subdivision Number 465 of Parcel Map 93, requesting approval of Planned Community Development Plan Amendment.
2. The applicant proposes an amendment to the Corporate Plaza Planned Community Development Plan and District Regulations to increase the permitted maximum square footage for medical/dental use at 3 Corporate Plaza by 200 square feet, to a total of 3,300 square feet; and to simultaneously decrease the maximum square footage of medical/dental use at 2 Corporate Plaza by 200 square feet, to a total of 1,900 square feet.
3. Pursuant to Section IV: Business, Professional, Medical, Commercial, a maximum 2,100 gross square feet of medical/dental office uses are allowed within Building Site No. 2 (2 Corporate Plaza) and a maximum 3,100 gross square feet within Building Site No. 3 (3 Corporate Plaza). Currently, within Building Site No. 2 (2 Corporate Plaza), there is 362 square feet of medical/dental office space entitlement that is not being utilized.
4. The subject properties are located within the Corporate Plaza Planned Community (PC 17) Zoning District and the General Plan Land Use Element category is Regional Commercial Office (CO-R).
5. The subject properties are not located within the coastal zone.
6. A public hearing was held on January 3, 2013, in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code.

Evidence, both written and oral, was presented to, and considered by, the Planning Commission at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This action is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects that have the potential for causing a significant effect on the environment (Section 15061.b.3 of the CEQA Guidelines). It can be seen with certainty that there is no possibility that this activity will have a significant effect on the environment. Therefore, this activity is not subject to CEQA.
2. The proposed amendment involves transferring permitted entitlement for medical/dental office square footage from one building site to another within the Corporate Plaza Planned Community only. It does not affect the density/intensity, parking requirements, or types of uses allowed within the planned community and will require only minor changes to the development standards. No construction is proposed with this application. This activity, therefore, is not subject to CEQA.
3. The Planning Commission finds that judicial challenges to the City's CEQA determinations and approvals of land use projects are costly and time consuming. In addition, project opponents often seek an award of attorneys' fees in such challenges. As project applicants are the primary beneficiaries of such approvals, it is appropriate that such applicants should bear the expense of defending against any such judicial challenge, and bear the responsibility for any costs, attorneys' fees, and damages which may be awarded to a successful challenger.

SECTION 3. FINDINGS.

1. Amendments to the General Plan Land Use Plan, Coastal Land Use Plan, and Zoning Code are legislative acts. Neither City regulations nor State planning law set forth required findings for approval or denial of such amendments. However, when making a recommendation to the City Council, the Planning Commission should consider whether the proposal is consistent with the General Plan and Zoning Code.
2. The proposed amendment to the Corporate Plaza Planned Community District Regulations is consistent with the intent of the General Plan Regional Commercial Office (CO-R) Land Use Category designation of the subject properties. It will not increase the intensity/density of land uses or change the types of uses allowed throughout the planned community.
3. The proposed amendment is consistent with the intent of the Corporate Plaza Planned Community District Regulations. It involves transferring 200 square feet of medical/dental square footage entitlement between two building sites within the Corporate Plaza Planned Community only, and will not increase the total medical/dental office square footage allowed throughout the planned community. No

additional parking spaces will be required and no changes to the shared parking area adjacent to the two properties areas will be needed.

4. The proposed amendment to the Corporate Plaza Planned Community District Regulations will not be detrimental to the City of Newport Beach.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Planning Commission of the City of Newport Beach hereby recommends City Council approval of Planned Community Development No. PD2012-003 as noted as redline changes in Exhibit "A."
2. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Corporate Plaza PC Planned Community Development Amendment No. PD2012-003 (PA2012-145), This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

PASSED, APPROVED AND ADOPTED THIS 3RD DAY OF JANUARY, 2013.

AYES:

NOES:

ABSTAIN:

ABSENT:

BY: _____
Michael Toerge, Chairman

BY: _____
Fred Ameri, Secretary

Brenda Wisneski, AICP, Zoning Administrator

DRAFT

EXHIBIT “A”

CORPORATE PLAZA PLANNED COMMUNITY DISTRICT REGULATIONS

Amendment No. 728
City Council Resolution No. 92-4
January 13, 1992

Amendment No. 784
City Council Resolution No. 93-96
December 13, 1993

Amendment No. 825
City Council Resolution No. 95-115
October 9, 1995

Amendment No. 889
City Council Ordinance No. 99-27
November 8, 1999

Amendment No. 2004-002
City Council Ordinance No. 2004-13
June 22, 2004

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INTRODUCTION

The Corporate Plaza Planned Community District for the City of Newport Beach is a part of the Newport Center Development in conjunction with the South Irvine Ranch General Land Use Plan and the Newport Beach General Plan which was adopted in December 1973.

The purpose of this PC (Planned Community) District is to provide a method whereby property may be classified and developed for commercial activity, professional, business, and medical offices. The specifications of this district are intended to provide flexibility in both the land use and development standards for the planned building groups.

SECTION I. STATISTICAL ANALYSIS

Corporate Plaza

1. Project Area

Gross Acreage	47.8
Net Acreage	40.4

2. Percentage of Site Coverage

a. Building Footprint	15-20
b. Parking Area	40-45
c. Landscape	40-45

3. Maximum gross building floor area shall not exceed 477,320 square feet.

4. A maximum of 79,847 gross square feet of building floor area may be allocated for medical/dental office uses on Building Sites No. 2, 3, 8, 9, 11, 17 and 22 only. Of this 79,847 gross square feet of building floor area, Building Site No. 2 is permitted a maximum ~~2,100~~1,900 gross square feet for medical/dental office uses, Building Site No. 3 is permitted a maximum ~~3,100~~3,300 gross square feet for medical/dental office uses and Building Site No. 17 is permitted a maximum of 11,200 square feet for medical/dental office uses on the first floor only. There are no restrictions on how the remaining 63,447 gross square feet can be distributed among Building Sites No. 8, 9, 11 and 22. No medical/dental office uses are permitted on any other building site.

5. The square footage of individual building sites are tentative and subject to adjustment as long as the limitations on total development are not violated. Any adjustment in the square footages for each building site shall be reviewed and approved by the Planning Director.

SECTION II. GENERAL NOTES

1. Grading outside an area submitted under the Planned Development Ordinance but within the Planned Community area will be permitted upon securing of a grading permit.
2. Water within the Planned Community area will be furnished by the City of Newport Beach.
3. Sewage disposal facilities within the Planned Community will be provided by Orange County Sanitation District No. 5.
4. The subject property is within the City of Newport Beach. The Developer will provide the necessary flood protection facilities under the jurisdiction of the City of Newport Beach.
5. Erosion control provisions shall be carried out on all areas of the Planned Community in a manner meeting the approval of the Director of Planning.
6. Except as otherwise stated in this Ordinance, the requirements of the Newport Beach Zoning Code shall apply.

The contents of this supplemental text notwithstanding, no construction shall be proposed within the boundaries of this Planned Community District except that which shall comply with all provisions of Newport Beach's Uniform Building Code and the various mechanical codes related thereto.

7. Parking lot lighting shall be subject to the review and approval of the Director of Planning. Parking lot lighting shall be designed in a manner so as to minimize impacts on adjacent residential areas.
8. All mechanical appurtenances on building roof tops and utility vaults shall be screened from street level view in a manner meeting the approval of the Director of Planning.
9. Prior to the issuance of grading permits, the site shall be examined to determine the existence and extent of archaeological and paleontological resources in accordance with adopted City policies.
10. Any future signal light on East Pacific Coast Highway at the private street intersection will be the responsibility of The Irvine Company.
11. The on-site parking, vehicular circulation and pedestrian circulation systems shall be reviewed and approved by the Traffic Engineer.
12. The intersections at private streets and drives shall be designed to provide sight distance for a speed of 30 miles per hour. Slopes, landscaping, walls and other obstructions shall be considered in the sight distance requirements. Landscaping within the sight line shall not

exceed twenty-four inches in height. The sight distance requirement may be modified at non-critical locations, subject to approval of the Traffic Engineer.

13. Prior to occupancy of any structures, easements for public emergency and security ingress, egress and public utility purposes shall be dedicated to the City over all private streets.
14. Prior to issuance of a grading permit, the master plans of water, sewer and storm drain facilities shall be reviewed and updated to current standards and any modifications or extensions to the existing storm drain, water and sewer systems shown to be required by the review shall be the responsibility of the developer unless otherwise provided for through an agreement with the property owner. The review of the storm drain master plan will require the submittal of hydrology and hydraulic studies to the Public Works Department for review and approval. The hydrology study shall include both on-site and off-site drainage to determine the measures necessary to protect the subject development from flooding during a 100 year storm frequency. The developer may be required to install retention basins upstream from the proposed development or enlarge the existing downstream storm drain system to satisfy the requirement.
15. The northerly entrance/exit on Avocado Avenue shall be designed for a right turn in and out, ONLY. The design shall provide for an island that restricts left turns. This requirement may be waived if the driveway lines up with the access to the parcel easterly of Avocado Avenue and the City incurs no additional costs to relocate their proposed access to the library site.

SECTION III. DEFINITIONS

Advertising Surface of a Sign

The total area of the face of the sign structure, excluding supports.

Area of Elevation

Total height and length of a building as projected to a vertical plane.

Setbacks from Street Corners

Setbacks from street corners shall be established as that point of intersection of the required setback lines from access streets, prolonged to point of intersection.

Entitlement Gross Floor Area

The area of a building or portion thereof including the surrounding exterior walls.

Any finished portion of a building which measures more than 4 feet from finished floor to ceiling and is accessible shall be included in calculations of gross floor area.

Areas utilized for stairwells and elevator shafts shall be counted towards gross floor area on only the first level.

Parking Gross Floor Area

The area included within the surrounding exterior walls of the building or portion thereof, exclusive of vent shafts and courts. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

Parking Net Floor Area

The area included within the surrounding walls of a building, exclusive of vent shafts, elevator shafts, stairways, exterior corridors or balconies, rooms containing only mechanical and electrical equipment used for service of the building, utility shafts and parking.

Note: Exterior roofed atrium areas open on two or more sides, and exterior roofed balconies or walkways open on one side, shall not be included in Entitlement Gross Floor Area, Parking Gross Floor Area or Parking Net Floor Area calculations.

SECTION IV. BUSINESS, PROFESSIONAL, MEDICAL AND COMMERCIAL

A. Intent

The intent of this district is to permit the location of a combination of business, professional and medical office uses, and light general commercial activities engaged in the sale of products to the general public.

B. Permitted Uses

The following shall be permitted:

1. Retail sales and service of a convenience nature.
2. A maximum of 79,847 gross square feet of building floor area may be allocated for medical/dental office uses on Building Sites No. 2, 3, 8, 9, 11, 17 and 22 only. Of this 79,847 gross square feet of building floor area, Building Site No. 2 is permitted a maximum ~~2,400~~1,900 gross square feet for medical/dental office uses, Building Site No. 3 is permitted a maximum ~~3,400~~3,300 gross square feet for medical/dental office uses and Building Site No. 17 is permitted a maximum of 11,200 square feet for medical/dental office uses on the first floor only. There are no restrictions on how the remaining 63,447 gross square feet can be distributed among Building Sites No. 8, 9, 11 and 22. No medical/dental office uses are permitted on any other building site.
3. Restaurants, including outdoor, drive-in or take-out restaurants, bars and theater/nightclubs shall be subject to the securing of a use permit in each case. Facilities other than indoor dining establishments or those that qualify as outdoor, drive-in or take-out establishments shall be subject to the City of Newport Beach regulations covering drive-in and outdoor establishments.
4. Institutional, financial and governmental facilities.
5. Civic, cultural, commercial recreational and recreational facilities.
6. Parking lots, structures and facilities.
7. Drive-up teller units, subject to the review of the on-site parking and circulation plan by the City Traffic Engineer and approved by the Director of Planning.

C. Building Location

All buildings shall be located in substantial conformance with the approved site plan.

D. Building Height

All buildings and appurtenant structures shall be limited to a maximum height of thirty-two (32) feet, with the exception of Building "22" which shall be permitted up to the limit established by the sight plane and the extension of the sight plane northerly to Farallon Drive and southerly to Pacific Coast Highway.

E. Parking

Adequate off-street parking shall be provided to accommodate all parking needs for the site. The intent is to eliminate the need for any on-street parking.

Required off-street parking shall be provided on the site of the use served, or on a common parking area in accordance with the off-street parking requirements as follows:

1. Office Buildings: One parking space for each 250 square feet of net floor area, except as provided herein.

PARKING REQUIREMENT FOR OFFICE BUILDINGS BASED ON SIZE OF PARKING POOL. The parking requirement for office buildings, as specified above, may be modified in accordance with the following schedule:

- (a) For the first 125,000 sq. ft., parking shall be provided at one space per 250 sq. ft. of net floor area.
- (b) For the next 300,000 sq. ft., parking shall be provided at one space per 300 sq. ft. of net floor area.
- (c) Any additional floor area, parking shall be provided at one space per 350 sq. ft. of net floor area.

For pools based on more than 425,000 sq. ft. of net floor area, the Planning Commission may modify the parking formula by Use Permit, based on a demonstrated formula.

F. Landscaping

Detailed landscaping and irrigation plans, prepared by a licensed landscape architect, licensed landscaping contractor, or architect shall be reviewed by the Director of Parks, Beaches and Recreation. In no case shall any landscaping penetrate the sight plane ordinance established by the sight plane for Harbor View Hills.

All landscaping referred to in this section shall be maintained in a neat and orderly fashion.

1. Screening

Areas used for parking shall be screened from view or have the view interrupted by landscaping, and/or fencing from access streets, and adjacent properties.

Plant materials used for screening purposes shall consist of lineal or grouped masses of shrubs and/or trees.

2. Landscaping-Vehicle Separation

All landscaped areas shall be separated from adjacent vehicular areas by a wall or curb, at least six (6) inches higher than the adjacent vehicular area.

3. Parking Areas

Trees, equal in number to one (1) per each five (5) parking stalls shall be provided in the parking area.

G. Loading Areas

1. Street side loading shall be allowed providing the loading dock is screened from view from adjacent streets.

H. Storage Areas

1. All outdoor storage shall be visually screened from access streets, and adjacent property. Said screening shall form a complete opaque screen.
2. No storage shall be permitted between a frontage street and the building line.

I. Refuse Collection Areas

1. All outdoor refuse collection areas shall be visually screened from access streets, and adjacent property. Said screening shall form a complete opaque screen.
2. No refuse collection area shall be permitted between a frontage street and the building line.

J. Telephone and Electrical Service

All "on site" electrical line (excluding transmission lines) and telephone lines shall be placed underground. Transformer or terminal equipment shall be visually screened from view from streets and adjacent properties.

K. Signs

1. Building Address Sign

Building address numerals shall be a maximum of two (2) feet in height and shall be consistent with the building identification signing.

Building address number shall face the street (and/or pedestrian walkways in the case of necessity), and be located on the building so that they are visible from adjacent frontage roads and designated parking areas.

2. Project/Building Identification Sign

Project and/or building identification signs are permitted at major entry access drives from adjacent frontage streets, provided that they comply with the City of Newport Beach site distance requirement 110-L.

The identification signage is permitted in the form of a free-standing (single or double faced) monument sign. The sign copy shall be restricted to the project or building name and street address. Individual letter heights shall not exceed eighteen (18) inches.

3. Tenant Identification Signs

Tenant identification signs are permitted and are divided into two (2) categories:

- Primary Tenant
- Secondary Tenant

Tenant identification signs are to be wall-mounted graphics, consisting of individually fabricated letters. Box or "can" signs are not permitted.

The maximum number of primary tenant signs permitted on any one building elevation is two (2).

Each secondary tenant shall be limited to one (1) identification sign.

The maximum letter height of a primary tenant sign shall not exceed twenty-four (24) inches. The maximum letter height of a secondary tenant sign shall not exceed sixteen (16) inches.

Sign copy shall be restricted to identification of the person, firm, company or corporation operating the use conducted on the site.

4. General Sign Standards

- a. Signs (to include all those visible from the exterior of any building) may be lighted but no sign or any other contrivance shall be devised or constructed so as to rotate, gyrate, blink or move in any animated fashion.

5. Temporary Signs

The following guidelines are intended to produce a consistent sign design for temporary signs within Newport Center. All temporary signs require the approvals of the City of Newport Beach and The Irvine Company.

Temporary signs are to identify the future site, project or facility under development on individual project sites.

Information on this sign is limited to:

- For Sale, For Lease, Future Home of, Building/Project Name, etc.
- Type or Name of Development
- Type and Area of Space Available
- Major Tenant or Developer
- Financial Institution
- General Contractor
- Architect
- Leasing Agent
- Occupancy Date
- Phone Number
- Irvine Company or Irvine Company Project Name and Logo

Location: One temporary sign is permitted on site for each frontage street. These signs may be single or double-faced and parallel or perpendicular to the roadway.

Design: All temporary signs are to be built in substantial conformance to The Irvine Company corporate design standards as shown on the following page.

Longevity: Signs can exist from the time of lease or sale of the parcel until construction and/or leasing of the facility is complete.

Attachment No. PC 2

Draft Resolution of Denial

RESOLUTION NO. #####

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH DENYING PD2012-003 FOR AN AMENDMENT TO THE CORPORATE PLAZA PLANNED COMMUNITY DEVELOPMENT PLAN AND DISTRICT REGULATIONS TO INCREASE THE PERMITTED MAXIMUM SQUARE FOOTAGE FOR MEDICAL/DENTAL USE AT 3 CORPORATE PLAZA BY 200 SQUARE FEET TO A TOTAL OF 3,300 SQUARE FEET; AND SIMILUTANEOUSLY, DECREASE THE MAXIMUM SQUARE FOOTAGE OF MEDICAL/DENTAL USE AT 2 CORPORATE PLAZA BY 200 SQUARE FEET TO A TOTAL OF 1,900 SQUARE FEET (PA2012-145).

THE PLANNING COMMISSION OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Richard Wray, on behalf of 3 Corporate Plaza LP, with respect to properties located at 2 and 3 Corporate Plaza and legally described as Parcels 2 and 3 of Re-subdivision Number 465 of Parcel Map 93, requesting approval of Planned Community Development Plan Amendment.
2. The applicant proposes an amendment to the Corporate Plaza Planned Community Development Plan and District Regulations to increase the permitted maximum square footage for medical/dental use at 3 Corporate Plaza by 200 square feet, to a total of 3,300 square feet; and to simultaneously decrease the maximum square footage of medical/dental use at 2 Corporate Plaza by 200 square feet, to a total of 1,900 square feet.
3. Pursuant to Section IV: Business, Professional, Medical, Commercial, a maximum 2,100 gross square feet of medical/dental office uses are allowed within Building Site No. 2 (2 Corporate Plaza) and a maximum 3,100 gross square feet within Building Site No. 3 (3 Corporate Plaza). Currently, within Building Site No. 2 (2 Corporate Plaza), there is 362 square feet of medical/dental office space entitlement that is not being utilized.
4. The subject properties are located within the Corporate Plaza Planned Community (PC 17) Zoning District and the General Plan Land Use Element category is Regional Commercial Office (CO-R).
5. The subject properties are not located within the coastal zone.
6. A public hearing was held on January 3, 2013, in the City Hall Council Chambers, 3300 Newport Boulevard, Newport Beach, California. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code.

Evidence, both written and oral, was presented to, and considered by, the Planning Commission at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. Pursuant to Section 15270 of the California Environmental Quality Act (CEQA) Guidelines, projects which a public agency rejects or disapproves are not subject to CEQA review.

SECTION 3. FINDINGS:

1. Amendments to the General Plan Land Use Plan, Coastal Land Use Plan, and Zoning Code are legislative acts. Neither City regulations nor State planning law set forth required findings for approval or denial of such amendments. However, when making a recommendation to the City Council, the Planning Commission should consider whether the proposal is consistent with the General Plan and Zoning Code.
2. The proposed amendment is not consistent with the intent of the Corporate Plaza Planned Community District Regulations.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Planning Commission of the City of Newport Beach hereby recommends City Council denial of Planned Community Development No. PD2012-003 (PA2012-145).

PASSED, APPROVED AND ADOPTED THIS 3RD DAY OF JANUARY, 2013.

AYES:

NOES:

ABSTAIN:

ABSENT:

BY: _____
Michael Toerge, Chairman

BY: _____
Fred Ameri, Secretary

Brenda Wisneski, AICP, Zoning Administrator

Attachment No. PC 3

Current Tenant Roster: 2 and 3 Corporate Plaza

WRA Property Management, Inc.

Richard K. Wray
President

December 18, 2012

Kay Sims
City of Newport Beach
Planning Department
E-mail

Re: 2 Corporate Plaza, Newport Beach

Dear Ms. Sims:

Per your request, here is a tenant roster with uses and Square footage for 2 Corporate Plaza.

Suite

100:	The Success Family of CE Companies	(3139 SF)	(corporate offices)
125:	Masterbank America	(2650 SF)	(corporate offices)
150:	Artcast, LLC	(1929 SF)	(corporate office)
175:	Newport Dental Spa	(1738 SF)	(dental)
200:	Real Foundations	(5822 SF)	(consultants)
256:	Violet P. Woodhouse, Marilyn Slifaran, and Sharron M. Pietro	(2175 SF)	(attorneys)
275:	Diamond Escrow	(1510 SF)	(escrow service)

Please call me with any questions:

Sincerely,

Rich Wray

Richard K. Wray

WRA Property Management, Inc.
13 Corporate Plaza, Suite 150, Newport Beach, CA 92660

E-mail: rkwrap@wra-pm.com

Office: (949) 644-7800

Facsimile: (949) 644-7816

Mobile: (949) 400-9624

WRA Property Management, Inc.

Richard K. Wray
President

September 20, 2012

Makana Nova
City of Newport Beach
Planning Department
E-mail

Re: **3 Corporate Plaza, Newport Beach**

Dear Ms. Nova:

Per your request, here is a tenant roster with uses and square footage.

<u>Suite</u>		<u>Area</u>	
100/101:	Remax Fine Homes – Residential Real Estate	3942 SF	
102:	Sage Community Group – Land Development	2509 SF	
140:	Dr. Lerner – Opthamalogist	1225 SF	
150:	Dr. Sandhu – Psychologist	880 SF	
200:	Priestley Chiropractic - Chiropractic	1950 SF	
210:	Susan Taylor, DDS – Dentist	1327 SF	NEW
220:	Vetchtein & Associates – Law	569 SF	
225:	Crosse Partners – Investments	890 SF	
230:	Vacant	956 SF	
240:	James McCormick - Law	537 SF	
250:	Gregor & Company – Accounting	1232 SF	

Please call me with any questions:

Sincerely,

Rich Wray

Richard K. Wray

WRA Property Management, Inc.
13 Corporate Plaza, Suite 150, Newport Beach, CA 92660

E-mail: rkwwray@wra-pm.com

Office: (949) 644-7800

Facsimile: (949) 644-7816

Mobile: (949) 400-9624

ADDITIONAL
MATERIALS
RECEIVED

Comments on January 03, 2013 PC Agenda Items

The following comments on items appearing on the January 03, 2013 Newport Beach Planning Commission agenda are submitted by: Jim Mosher (jimmosher@yahoo.com), 2210 Private Road, Newport Beach 92660 (949-548-6229)

Item No. 1 Minutes Of December 20, 2012

I did not attend this meeting, nor have I had a chance to review the audio, so I can't comment on the substance of the minutes, but I noticed a number of minor grammatical errors, the most definite of which include:

Page 4: "Sandy Throop, ~~Corner Stone~~ Cornerstone (?) Real Estate Advisors, spoke in opposition..."

Page 6: "... sidewalks and street parcels are not included in the density calculations."

Page 7: "...the ~~drat~~ draft text allows the existing land uses to continue."

Page 8: "Mr. Campbell reported that the lower ~~the~~ height is intended to allow..."

Page 8: "Commissioner Myers agreed with ~~Commission~~ Commissioner Brown and stated..."

Page 9: "... and felt that the stated ~~the~~ 60 square foot minimum is too large."

Page 10: "He felt that the proposed ~~??~~ would improve water quality."

Page 11: "Mr. Campbell ~~address~~ addressed modification to condition number 15 ..."

Note: although closely related to the project, the discussion and recommendation regarding the Council's action on the ALUC decision (page 15) does not seem to have been adequately noticed in the agenda or briefed to the Commission by staff.

Item No. 2 Corporate Plaza PC Amendment (PA2012-145)

I found confusing the table in the applicant's letter reproduced on the final page of the staff report, seeming to indicate three proposed medical/dental tenants at 3 Corporate Plaza with a total square footage substantially exceeding that requested in the resolution. Kay Sims has clarified that the ophthalmologist in Suite 140 would be leaving, making room for the dentist in Suite 210.

At the same time, it appears that the current medical/dental uses at 3 Corporate Plaza, totaling 3,175 square feet, slightly exceed the 3,100 sf allowed by the current PC text.